

GENERAL NOTES & CODE ABSTRACT:

SINGLE FAMILY DWELLING - IRC 2021

CONSTRUCTION CLASSIFICATION - TYPE 5B

1. CODES: ALL WORK PERFORMED BY CONTRACTORS SHALL CONFORM TO THE 2022 CONNECTICUT STATE BUILDING CODE (WHICH INCLUDES), THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, AND THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70), 2017 ICC A117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES, AND ALL PERTINENT LOCAL CODES AND REGULATIONS (LATEST EDITIONS).

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EXISTING FIELD CONDITIONS, AND NOTIFY THE ARCHITECT OF VARIATIONS FROM PLANS. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE APPROVED SIZE AND LOCATION OF ALL OPENINGS THROUGH ROOF, FLOORS AND WALLS. FAILURE TO NOTIFY THE ARCHITECT OF UNREPRESENTED CONDITIONS SHALL BE CONSTRUED AS ACCEPTANCE OF THE CONDITIONS TO PROPERLY PERFORM THE REQUIRED WORK.

3. THE CONTRACTOR SHALL COORDINATE ALL WORK OF DIFFERING TRADES INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, ETC. NO CUTTING OF EXISTING STRUCTURAL MEMBERS SHALL BE PERMITTED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

4. THE CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

5. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION NOT DONE UNDER HIS DIRECT SUPERVISION.

6. HEADER SCHEDULE ROUGH OPENINGS UP TO 48" (2) 2" X 10" DOUG. FIR 49' TO 72" (2) 2" X 12" DOUG. FIR 73' TO 96" (3) 2" X 12" 97' TO 114" (2) 11 7/8" MICROLAM 115' TO 120" (3) 11 7/8" MICROLAM 121' TO 144" (3) 14" MICROLAM

7. ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR THE SAME AND SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY NOTED.

8. THE OWNER SHALL MAKE APPLICATION AND PAY FOR THE BUILDING PERMIT.

9. ALL NEW OPERABLE WINDOWS SHALL INCLUDE SCREENS.

10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, FITTING OF WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF ALL TRADES AS SHOWN ON THE DRAWING OR AS SPECIFIED.

11. THE CONTRACTOR AND ALL OTHER TRADES SHALL NOT SCALE THE DRAWINGS. LOCATIONS OF ALL PARTITIONS, WALLS, CEILINGS, ETC. SHALL BE DETERMINED BY THE DRAWINGS AND FIELD VERIFIED. ANY MISSING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTIVE DEVICES WHERE REQUIRED AND IN STRICT ACCORDANCE WITH O.S.H.A. RULES AND REGULATIONS. ALL MATERIALS SHALL BE STORED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.

13. THE CONTRACTOR SHALL MAINTAIN A REASONABLY CLEAN AND DUST FREE ENVIRONMENT FOR THE WORKERS AND USERS OF THE BUILDING. BROOM CLEAN AT THE END OF EACH DAY.

14. FROST PROTECTION FOR FOOTING - 42" MINIMUM BELOW FINISHED GRADE. 8" MINIMUM EXPOSED CONCRETE FOUNDATION FINISHED GRADE TO WOOD CONSTRUCTION.

15. GARAGE- DOOR TO DWELLING- 20 min. RATED OR 1 3/4" SOLID CORE TYPE DOOR NOT TO ENTER INTO A SLEEPING ROOM. DOOR SHALL HAVE CLOSER OR SPRING HINGE.

16. WINDOWS: IN BATH TUB LOCATION - TO BE TEMPERED SAFETY GLASS EGRESS- ONE EACH IN A SLEEPING ROOM (5.7 SQ FT OR 320.8 SQ INCHES) 44" MAX WINDOW SILL HEIGHT ABOVE FLOOR 20" MIN CLEAR OPENING WIDTH 24" MIN CLEAR OPENING HEIGHT

17. INSULATION: MINIMUM REQUIRED- R-19 WALL WITH R-38 CEILING CATHEDRAL CEILING- SHALL BE FRAMED TO ALLOW FOR THE THICKNESS OF INSULATION REQUIRED BY CEILING INSULATION USED. PLUS MINIMUM OF 1" AIR SPACE ABOVE INSULATION BETWEEN EACH RAFTER FOR AIR FLOW.

18. GUARDRAILS- RESIDENTIAL SINGLE FAMILY: ALL GUARDRAILS TO BE 36" MIN HEIGHT LESS THAN 4" MAX GUARDRAIL MEMBER SPACING A HANDRAIL WHICH PROVIDES PART OF A GUARDRAIL (OPEN STAIR) MUST BE 34" MIN ABOVE NOSING OF TREAD (PLUMB OR VERTICAL). A HANDRAIL ALONG A SOLID WALL MUST BE 30" MIN ABOVE NOSING OF TREAD (PLUMB OR VERTICAL).

19. SMOKE DETECTORS: (SD)(CD) NEW CONSTRUCTION- AC/DC TYPE SMOKE DETECTORS (MULTI-STATIONED) ARE REQUIRED ON EACH LEVEL AND IN ALL BEDROOMS. THESE SMOKE DETECTORS MUST ALL BE INTERCONNECTED. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL IN THE VICINITY OF THE SLEEPING AREAS. INTERCONNECT ALL CARBON MONOXIDE DETECTORS.

20. LUMBER ALL NOMINAL LUMBER TO BE DOUGLAS FIR #1 OR #2 GRADE.

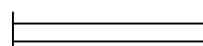

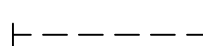
21. WATER AND ICE SHEILD SHALL BE INSTALL ON ALL ROOF SURFACES.

22. ALL ROOF COVERINGS AND FLASHINGS SHALL BE BUILT TO THE STANDARDS AND SPECIFICATIONS AS DETAILED IN THE "2003 I R C PORTION OF THE 2005 STATE BUILDING CODE, STATE OF CONNECTICUT" SECTION R90 -R905.2.8.5.

23. ELECTRICAL RECEPTACLES & SWITCH PLACEMENT WILL BE DETERMINED AFTER THE WALLS ARE ERECTED AND ALL WORK PERTAINING TOO, DONE BY A LICENSED (CT) ELECTRICIAN.

24. HEATING SYSTEM SHALL BE DETERMINED, SIZED AND INSTALLED BY A LICENSED (CT) PROFESSIONAL.

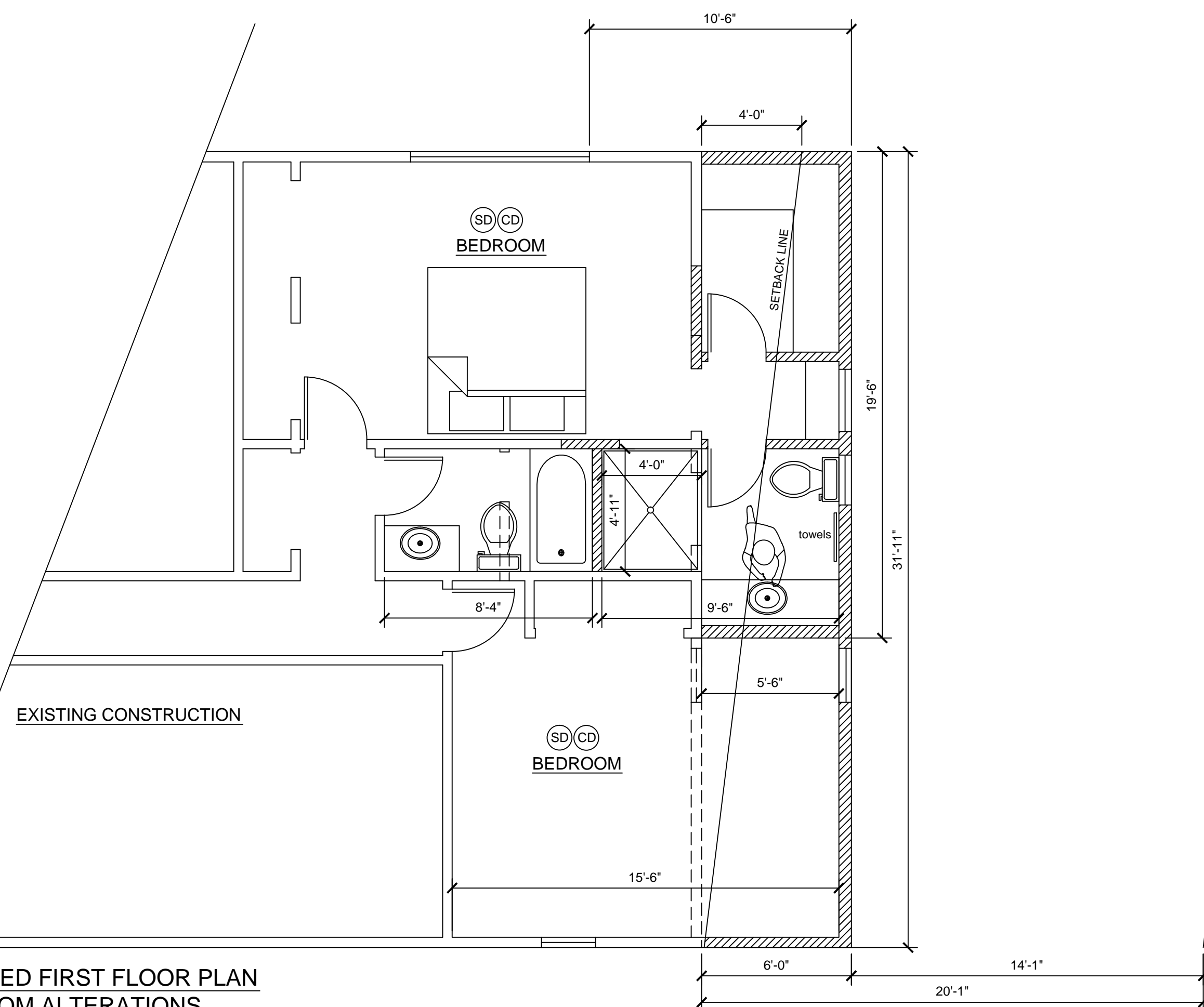
WALL SCHEDULE

-  EXISTING WALL
No alteration.
-  PROPOSED WALL
Interior, 2" x 4" 16" o.c. studs, 1/2" gypsum wallboard each side.
Exterior, 2" x 6" 16" o.c. studs, 1/2" gypsum wallboard interior, R30 insulation, Exterior substrate and finish.
-  EXISTING WALL TO BE DEMOLISHED
Patch finish to match at all demolished wall intersections.

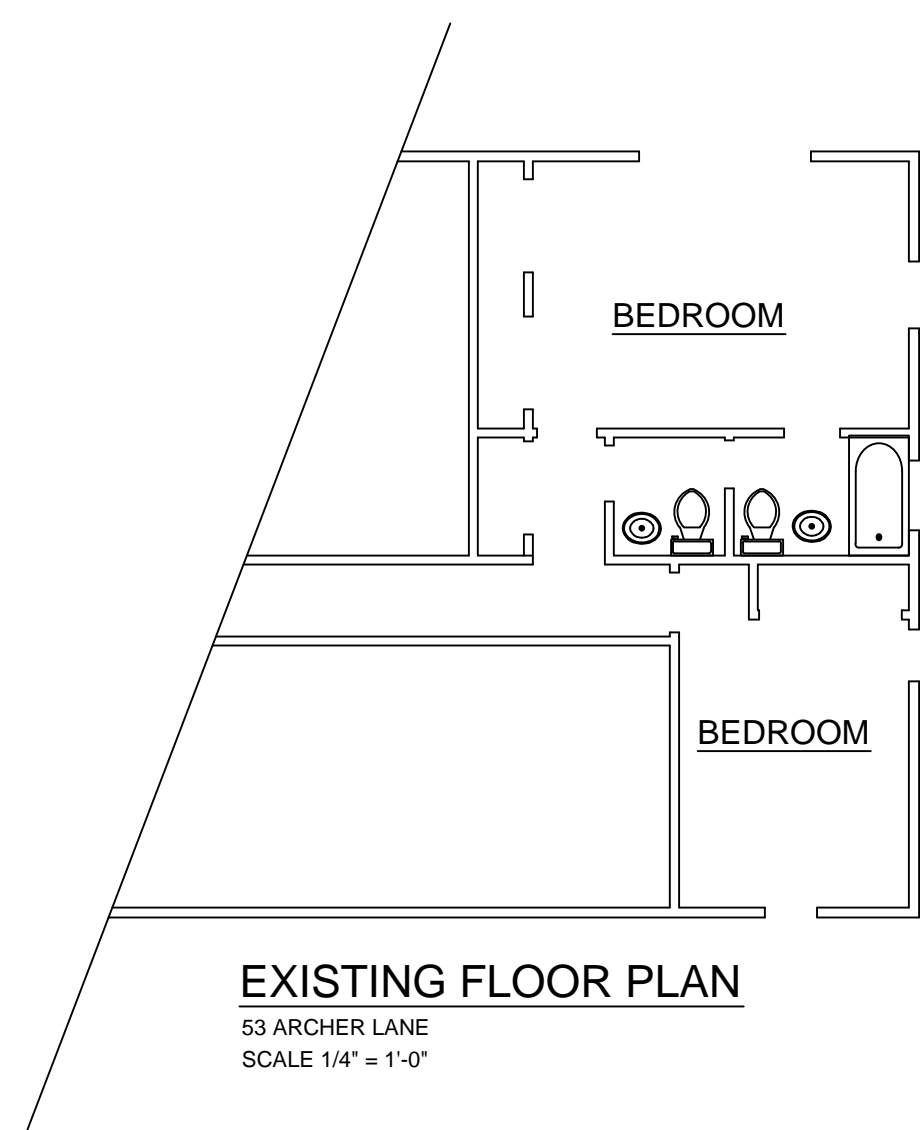


PROJECT DESCRIPTION AND SCOPE

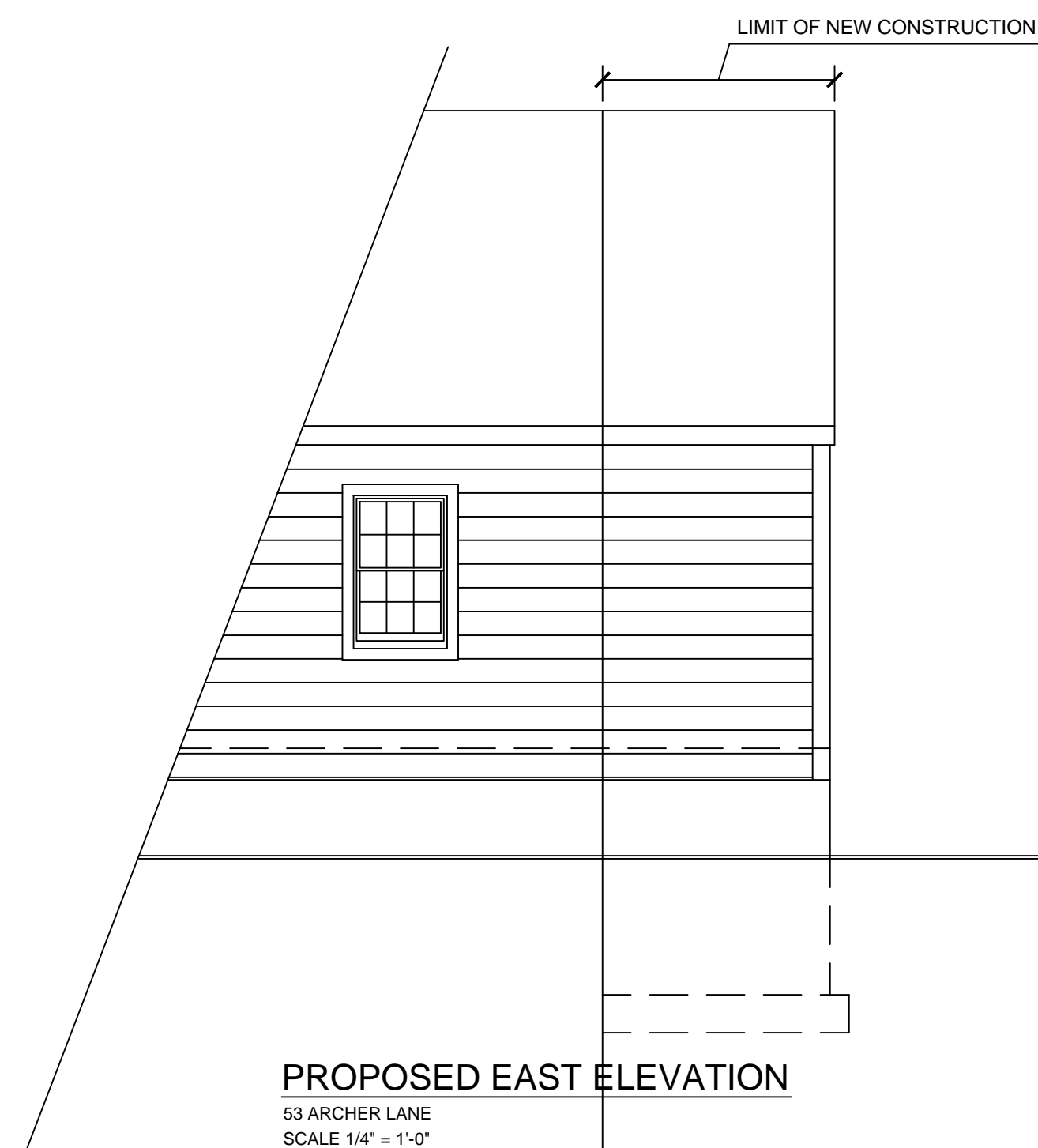
THE ONE STORY ADDITION (180 SF) WILL EXTEND NORTH INTO THE SIDE YARD & THE EXISTING MASTER BATHROOM AND HALL BATHROOM WILL BE RECONFIGURED TO ALLOW BETTER ACCESS AND MANUEVRABILITY TO THE MASTER BATHROOM WHICH PREVIOUSLY SHARED A BATHTUB. THE MASTER BATHROOM WILL NOW HAVE A PRIVATE SHOWER. THE ADDITION WILL ALSO CREATE ADDITIONAL CLOSET SPACE AND AN ENLARGEMENT TO THE GUEST BEDROOM. ROOF FINISH AND SIDING WILL MATCH EXISTING. ALL CONSTRUCTION IS LIMITED TO THE ADDITION AND ALTERATIONS SHOWN.



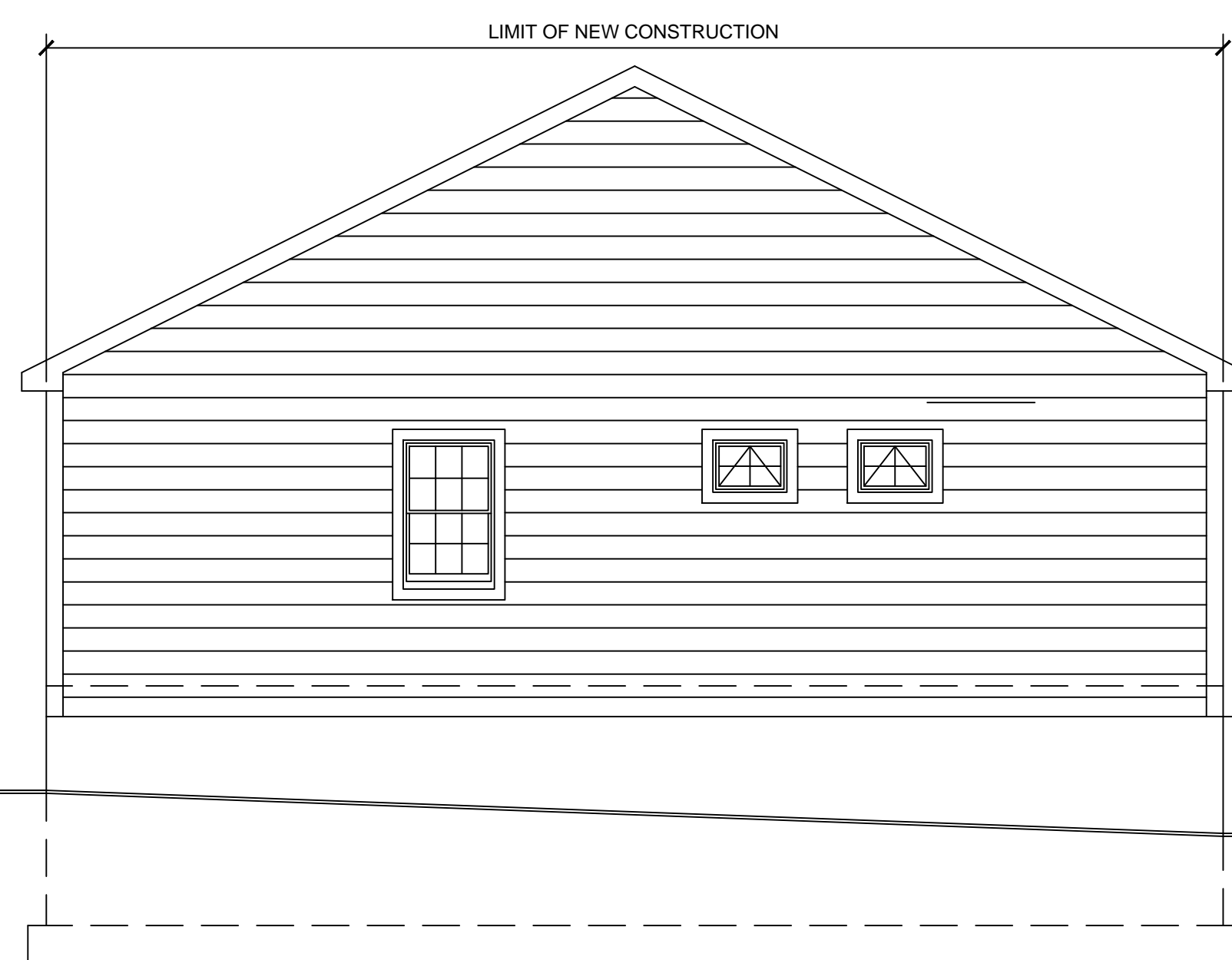
PROPOSED FIRST FLOOR PLAN BATHROOM ALTERATIONS
53 ARCHER LANE
SCALE 1/4" = 1'-0"



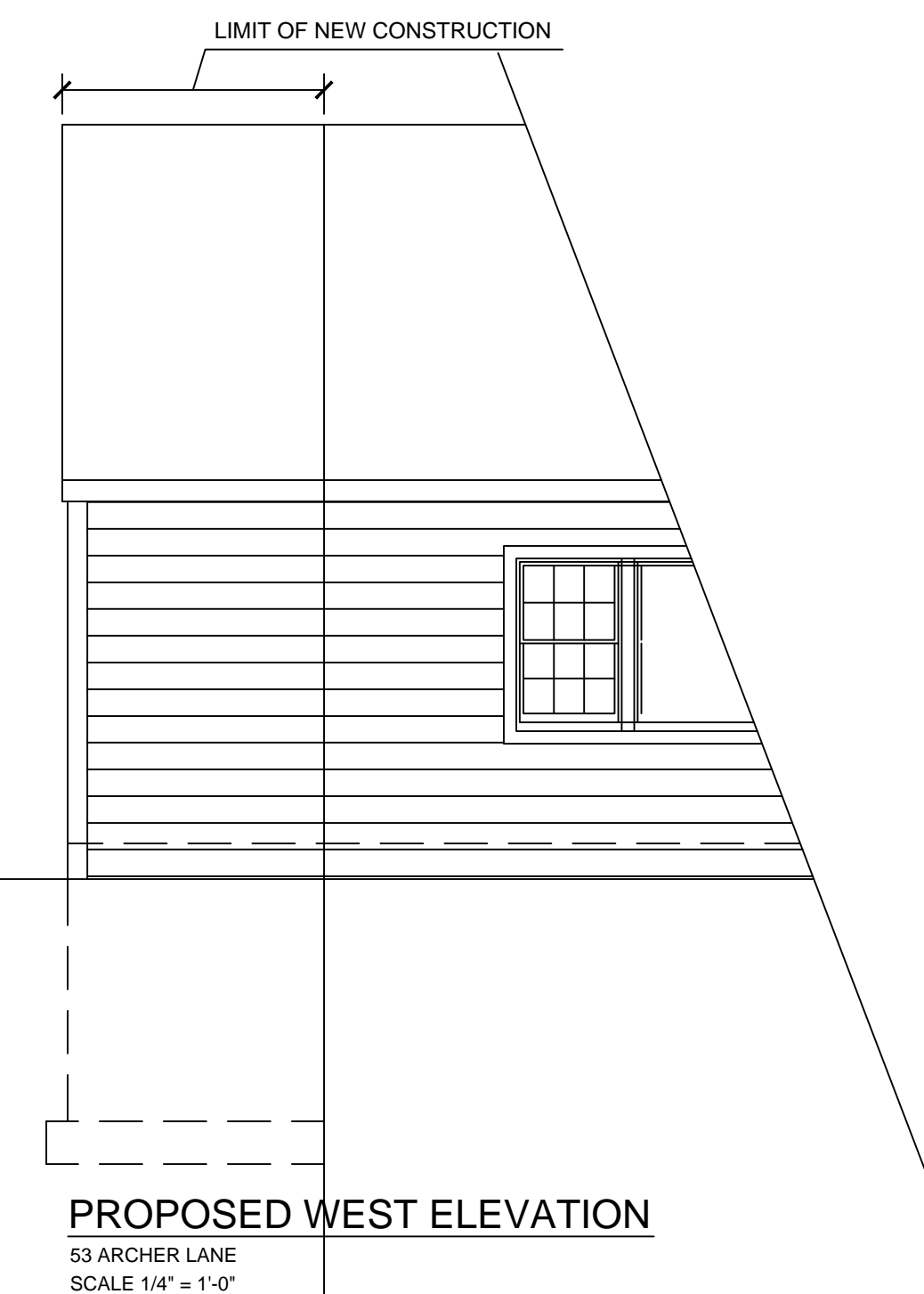
EXISTING FLOOR PLAN
53 ARCHER LANE
SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION
53 ARCHER LANE
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
53 ARCHER LANE
SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION
53 ARCHER LANE
SCALE 1/4" = 1'-0"

Proposed Addition and Interior Alterations
53 Archer Lane
Stamford, CT


Engineer:

Engineer:

Fishell Architecture
Residential / Corporate Commercial
36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.com

Owner
53 Archer Lane
Stamford, CT

Drawing Title
Proposed Addition and Interior Alterations, Notes

Signature: _____ North Arrow: 

No.	Revision/Issue	Date

Scale: 1/4" = 1'-0"
Date: 09.30.2025
Drawn By: LFF
Drawing No.: **A.1**